Scheduled Castes, Scheduled Tribes (Reservation of seats in Educational Institutions and of appointments or the posts in the Services under the State) Bill, 1993. The general consensus among the leaders was that the Bill should be assented to.

(b) As per information furnished by the Tamil Nadu Government, the question of exclusion of "creamy layer' had been referred to the Tamil Nadu Backward Classes Commission. Its recommendations are under the consideration of the State Government.

(c) As per informaltion furnished by the Tamil Nadu Government, this figure is not supported by any material fact with documentary evidence.

मण्डल आयोग की सिफारिशें

*471. **श्री जनार्दन यादव:**

श्री रामजी लाल:

क्या कल्याण मंत्री यह बताने की कृपा करेंगे कि:

(क) क्या उच्चतम न्यायालय द्वारा मण्डल आयोग की सिफारिशों के संबंध में दिए गए निर्णय को ध्यान में रखते हुए आरक्षण का लाभ वर्ष 1993 से दिए जाने के अनुदेश जारी किए गए हैं;

(ख) यदि हां, तो क्या सरकार अनुसूचित जाति/अनुसूचित जनजाति के उम्मीदवारों की तरह अन्य पिछड़े वर्गों के उम्मीदवारों को आयु सीमा में 5 वर्ष की छूट देने का विचार रखती है; और

(ग) यदि नहीं, तो इसके क्या कारण हैं?

कल्याण मंत्री (श्री सीताराम केसरी): (क) इन्दिरा साहनी तथा अन्य बनाम भारत संघ तथा अन्य के मामले में उच्चतम न्यायालय के निर्णय के पश्चात् सरकार ने भारत सरकार के अधीन सिविल सेवाओं तथा पदों में अन्य पिछड़े वर्गों को 27% आरक्षण प्रदान करने के लिए नवीनतम आदेश जारी कर दिए हैं। आरक्षण 8 सितम्बर, 1994 से प्रभावी होगा।

(ख) और (ग) सरकार अन्य पिछड़े वर्गों के उम्मीदवारों को भारत सरकार के अधीन सिविल सेवाओं तथा पदों में आयु में छूट की सीमा और इसकी आवश्यकता पर विचार कर रही है।

Increasing cost of land in urban areas

*472. SHRI PRAMOD MAHAJAN:

SHRI VIREN J. SHAH:

Will the Minister of URBAN DEVELOPMENT be pleased to state:

(a) what are the reasons responsible for the increase in the cost of land in the urban areas particularly in Delhi and its adjoining areas and other metropolitan cities of the country;

(b) what is the extent of increase in cost of land in each city during the years ending March, 1970, 1980, 1990 and in 1994; and

(c) what steps Government have so far taken or propose to take to:—

(i) curb and control the rise in prices of land;

(ii) prohibit the purchase of urbanisable land in and around towns by private real estate developers;

(iii) keep the cost of land within the reach of the common man; and

(iv) develop and allot the plots to persons belonging to low and middle income groups for building purposes at cost prices?

THE MINISTER OF URBAN DEVELOPMENT (SMT. SHEILA KAUL): (a) Land prices are affected by the demand and supply and are also affected by the market forces depending on the location, availability of infrastructure facilities etc. The overall economic condition has also its bearing on the land prices also.

(b) Land being a State subject, Government of India do not collect and maintain details of cost of land city-wise except in Delhi. In Delhi the land rates are prescribed in respect of lands owned by Government for purposes of recovery of unearned increase, determination of reserve prices and revision of ground rent etc. The extent of change also varies from category to category.

(c) Land being a State subject the modalities of regulating the land prices are to be worked out by them. The Government of India do not issue instructions in this regard. In the case of Delhi, Govt. makes available plots or ready-built flats at prices determind on certain scientific principles through various schemes through designated authorities. This exercise, to some extent, regulates the overall land prices.

The Govt. have no scheme to prohibit purchase of urban sale land in and around Delhi by private real estates development. DDA allots plots for the construction of housing to persons belonging to different categories including low